

IN THE MATTER between **PDL**, Applicant, and **K.P.**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5
(the "Act");

AND IN THE MATTER of a hearing before **Adelle Guigon**, Rental Officer,

BETWEEN:

PDL

Applicant/Landlord

-and-

K.P.

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	June 28, 2016
<u>Place of the Hearing:</u>	Yellowknife, Northwest Territories
<u>Appearances at Hearing:</u>	K.M., representing the applicant K.P., respondent
<u>Date of Decision:</u>	June 28, 2016

REASONS FOR DECISION

An application to a rental officer made by PDL as the applicant/landlord against K.P. as the respondent/tenant was filed by the Rental Office May 20, 2016. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The applicant personally served a copy of the filed application on the respondent May 26, 2016.

The applicant alleged the respondent had failed to pay rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and termination of the tenancy agreement.

A hearing was scheduled for June 28, 2016, in Yellowknife, Northwest Territories. Ms. K.M. appeared representing the applicant. Ms. K.P. appeared by telephone as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a tenancy agreement between them commencing September 1, 2014. Subsequent to the filing of this application, the respondent gave notice in accordance with the *Residential Tenancies Act* to terminate her tenancy agreement effective June 30, 2016. At hearing, the applicant withdrew their request for an order to terminate the tenancy as moot. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

Rental arrears

The client aged detail entered into evidence represent's the landlord's accounting of monthly rents and payments made against the respondent's rent account as of May 20, 2016. Correspondence was also entered into evidence referencing unpaid rents for May and June 2016 against which late payment penalties were applied in accordance with the Act and

Residential Tenancies Regulations (the Regulations). The applicant's representative testified the total amount of rental arrears accumulated to date is \$3,385. The respondent did not dispute the amount of rental arrears claimed, but did indicate she had no intention of paying the outstanding rent.

I am satisfied the respondent has failed to pay rent for the months of May and June 2016. I find the respondent has failed to comply with her obligation to pay her rent in full and on time in accordance with the Act. I find the respondent liable to the applicant for rental arrears in the total amount of \$3,385.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$3,385.

Adelle Guigon
Rental Officer